

1 BILL NO. R-87-09-03

2 DECLARATORY RESOLUTION NO. R-63-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 7701 Opportunity Drive, Fort Wayne,
8 Indiana. (The Schenkel Corporation,
9 Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Lot #5 in Cook Road Office and
16 Industrial Park, Section I, a Sub-
17 division of part of the East Half
18 of the Southwest Quarter of Section
19 II, Township 31 North, Range 12
20 East, Allen County, Indiana;

21 said property more commonly known as 7701 Opportunity Drive, Fort
22 Wayne, Indiana;

23 WHEREAS, recommendations have been received from the
24 Committee on Finance and the Department of Economic Development
25 concerning said Resolution;

26 WHEREAS, notice of the adoption and substance of said
27 Resolution has been published in accordance with I.C. 5-3-1 and
28 a public hearing has been conducted on said Resolution;

29 WHEREAS, if said Resolution involves an area that has
30 already been designated an allocation area under I.C. 36-7-14-39,
31 the Fort Wayne Redevelopment Commission has adopted a Resolution
32 approving the designation.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
34 THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, the Resolution previously designating
36 the above described property an "Economic Revitalization Area" is
37 confirmed in all respects.

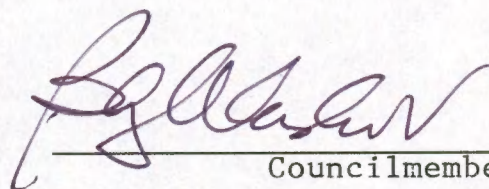
Page Two

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for a one (1) year period. Said designation shall terminate at the end of that one (1) year period.

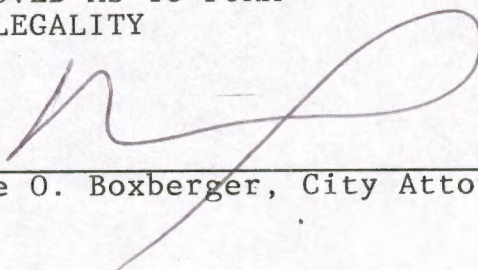
SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Eustice
seconded by Shaw, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 22nd day of
September, 19 87, at 7:00 o'clock P.M., E.

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustice
seconded by Salinas, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
BRADBURY	<u>✓</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
BURNS	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EISBART	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
GIAQUINTA	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
HENRY	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
REDD	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
STIER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TALARICO	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 9-22-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL)
(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-63-87
on the 22nd day of September, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of September, 19 87,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of September,
19 87, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property
.....

A. GENERAL INFORMATION

Applicant's Name: The Schenkel Corporation

Address of Applicant's Principle Place of Business:

220 East Wallace Street (Until 10/1/87)

7701 Opportunity Drive (After 10/ 1/87

Fort Wayne, Indiana

Phone Number of Applicant: (219) 489-1234

Street Address of Property Seeking Designation:

7701 Opportunity Drive

Fort Wayne, Indiana

S.I.C. Code of Substantial User of Property: 1510

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Contractor related services including light manufacturing
and assembling

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land	<u>13000</u>
Improvements	_____
Total	<u>13000</u>

What was amount of Total Property Taxes owed during the immediate past year? None for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

17000 sq ft Office and Warehouse Building

Cost of Improvements: \$ 375,000.00

Development Time Frame:

When will physical aspects of improvements begin? 5/1/87

When is completion expected? 10/1/87

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 20

How many permanent jobs will be created as a result of this project?
5

Anticipated time frame for reaching employment level stated above?
2 yrs

What is the nature of those jobs?
Warehouse workers and cabinet makers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Developing bare land within City Limits

In what Township is project site located? Washington

In what Taxing District is project site located? Allen County

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

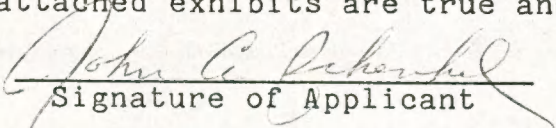
John A. Schenkel

220 East Wallace St

Fort Wayne, Indiana 46803

Phone Number of Contact Person (219) 744-2147

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

May 1, 1987

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

NOTICE OF ASSESSMENT OF REAL ESTATE AND IMPROVEMENTS

THE SCHENKEL CORPORATION
220 EAST WALLACE
FORT WAYNE, IN 46803

The Assessors are required to send this notice to the taxpayer whenever a change is made in assessments, including additional improvements.

YOU ARE HEREBY NOTIFIED THAT THE LAND AND * IMPROVEMENTS LISTED IN YOUR NAME IN 80 WASHINGTON TOWNSHIP
AND ALLEN COUNTY, HAS BEEN ASSESSED BY ME IN THE AMOUNT IN THE STATEMENT BELOW FOR THE YEAR 19 87
IF YOU DO NOT AGREE WITH THE ACTION OF THE ASSESSING OFFICER GIVING THIS NOTICE, THE COUNTY BOARD OF REVIEW WILL REVIEW THAT ACTION IF YOU FILE A PETITION WITH THE COUNTY AUDITOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.

DESCRIPTION	ACRES	VALUE OF LAND - LOTS	VALUE OF * IMPROVEMENTS	VALUE OF ADDITIONAL * IMPROVEMENTS	TOTAL VALUE LAND - LOTS AND * IMPROVEMENTS
80-4699-0005 COOK ROAD OFFICE AND INDUSTRIAL PARK SEC 1 LOT 5	4.471	13,000NR			13,000
R - LAND & IMPROVEMENTS ELIGIBLE FOR HOMESTEAD EXEMPTION NR - LAND & IMPROVEMENTS NOT ELIGIBLE FOR HOMESTEAD EXEMPTION					

* IMPROVEMENTS DESCRIBE ALL BUILDINGS, STRUCTURES OR APPURTENANCES AFFIXED TO LAND.

WITNESS MY HAND THIS 26th DAY OF MAY 19 87

Frances J. Hobeck
TOWNSHIP ASSESSOR

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003



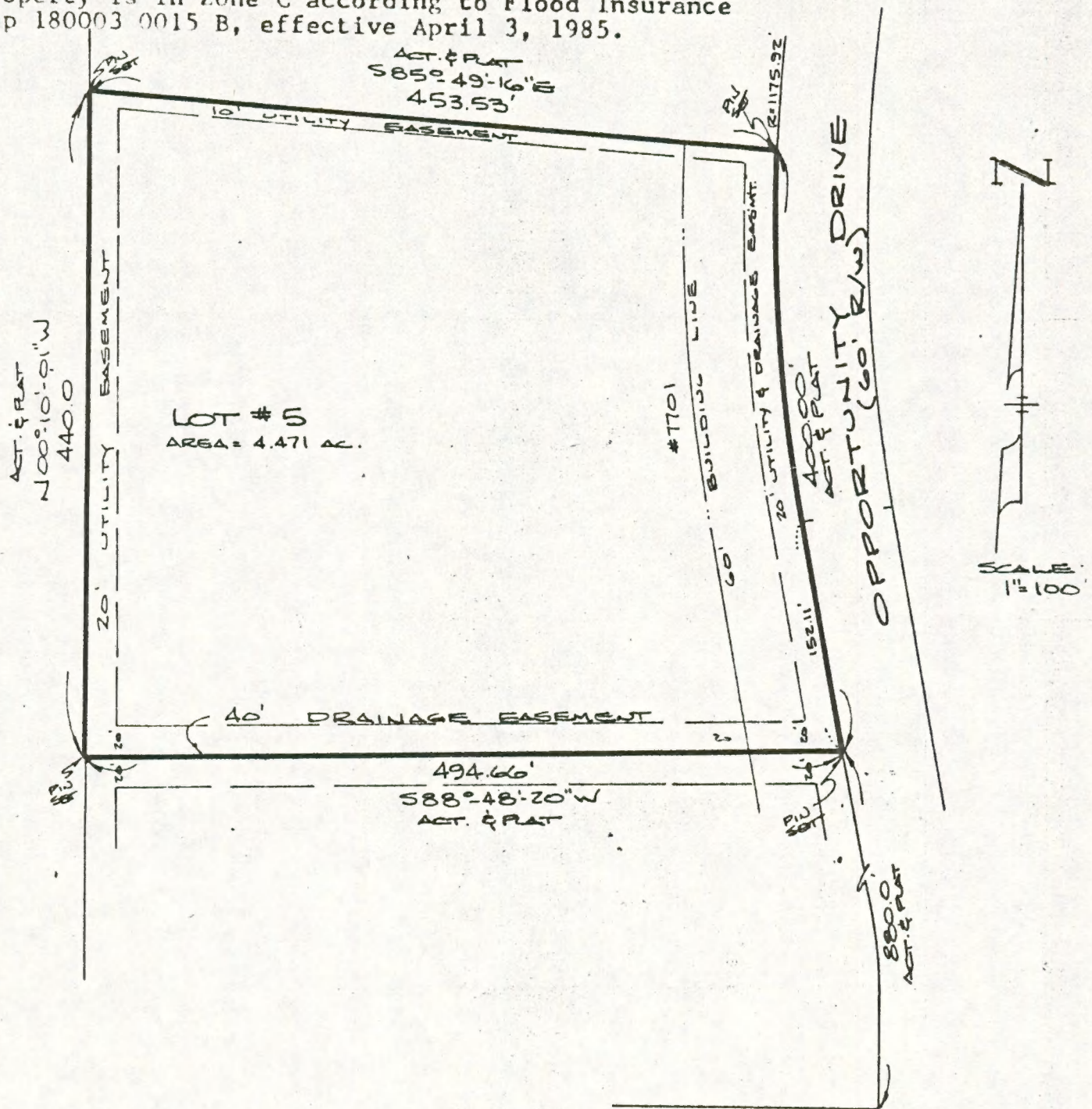
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lot #5 in Cook Road Office and Industrial Park, Section I, a Subdivision of part of the East Half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana.

This property is in Zone C according to Flood Insurance Rate Map 180003 0015 B, effective April 3, 1985.



I hereby certify on the 9th day of December, 1986 that the above survey is correct.

Surveyed for: Shambaugh and Son, Inc.

Survey No.: CRO-100-5

[Signature]



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 7701 Opportunity Drive, Fort Wayne, Indiana.

(The Schenkel Corporation, Petitioner).

Q-87-09-05

EFFECT OF PASSAGE A 17,000 square foot office and warehouse building
will be constructed on land that is presently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$375,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: The Schenkel Corporation

Site Location: 7701 Opportunity Drive
Fort Wayne, IN

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Contractor-related services, including light manufacturing/
assembling

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u> </u>	<u>x</u>
Redevelopment Area	<u> </u>	<u>x</u>
Platted Industrial Park	<u>x</u>	<u> </u>
Flood Plain	<u> </u>	<u>x</u>

Description of Project:

Seventeen thousand (17,000) square foot office and warehouse facility

Type of Tax Abatement: Real Property x Manufacturing Equipment

Estimated Project Cost: \$ 375,000 Permanent Jobs Created: 5

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. x Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff
Date

Mark D. Beeler
8/31/87

Director
Date

[Signature]
8/31/87

BILL NO. R-87-09-05

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for

property commonly known as 7701 Opportunity Drive, Fort Wayne,

Indiana (The Schenkel Corporation, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 9-22-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

September 9, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of September 12, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolution

Bill No. R-87-09-02 & R-87-09-03
Bill No. R-87-09-04 & R-87-09-05
Bill No. R-87-09-06 & R-87-09-07
Bill No. R-87-09-08 & R-87-09-09

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-09-04 AND R-87-09-05)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 9-8-87,
date
designating property at 7701 Opportunity Drive, Fort Wayne, Indiana,
(The Schenkel Corporation, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M.,
date, time & place
in Common Council Conference Room 128, City-County Bldg., Fort Wayne,
Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 4
Body number of lines 17
Tail number of lines 2
Total number of lines in notice 23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ 6.90
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Sept. 12, 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the

JOURNAL-GAZETTE

DAILY

a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

9/12/87

Drusilla Roose

Subscribed and sworn to me before this 12th day of September 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-09-04 AND R-87-09-05)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9-8-87, designating property at 7701 Opportunity Drive, Fort Wayne, Indiana, (The Schenkel Corporation, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M., in Common Council Conference Room 128, City-County Bldg. Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 4
Body number of lines 17
Tail number of lines 2
Total number of lines in notice 23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM \$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Sept. 12 19 87

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time the dates of publication being

as follows:

9/12/87

Subscribed and sworn to me before this 12th day of September, 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-09-04 AND R-87-09-05)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9-8-87, designating property at 7701 Opportunity Drive, Fort Wayne, Indiana, (The Schenkel Corporation, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M., in Common Council Conference Room 128, City-County Bldg. Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk